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Reference: 15/4/1 (F716/4) P
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Coll no: 1825407

EC/HK

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APPLICATION FOR A CONSENT USE: PORTION 4 OF FARM 716 PAARL DIVISION

1. Approval is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018 for the following:
 - 1.1 A Consent Use for "Special Use" in order to permit a micro-brewery in an existing building measuring $\pm 160\text{m}^2$ in extent on the Remainder Portion 4 of the Farm Groenfontein Annex No.716, Paarl, (This facility comprises a brewery area ($\pm 60\text{m}^2$), a tasting and sales area ($\pm 60\text{m}^2$), an existing kitchen and ablution facilities ($\pm 40\text{m}^2$)) as indicated on the Site Development Plan drawn by Enarcho Architectural Design (Drawing Number damhuis-1) dated 23/02/2021, (See Annexure B).
2. The approval mentioned in Paragraph 1.1 above, be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down in its memorandum of the Drakenstein Municipality: Civil Engineering Services Department reference 15/4/1 (F1248/1) P (2043) dated 24 November 2021, (See Annexure F).
3. The following conditions from a town planning point of view:
 - 3.1 Building plans indicating the change of use of the existing dwelling, together with the existing boundary wall, shall be submitted to Council for approval;
 - 3.2 Operating hours for the function venue shall be from Monday-Thursday, from 12:00-23:00 and Friday-Sunday from 12:00 - 01:00;
 - 3.3 No more than 216 guests shall be accommodated within the function venue;
 - 3.4 The proposal is limited to produce a capacity of 9600 litres/month which comprise 8 brews of 1200 litres which is in line with the minimum volumes according to the South African Microbrewery Survey of 2016;

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- 3.5 This approval applies only to the consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
- 3.6 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
4. The following be regarded as the reasons for the decision:
- 4.1 Micro-brewery are considered to be a suitable secondary land use to that of agriculture;
- 4.2 Countless examples of such activities can be found within the Drakenstein area, as well as in the Cape Winelands District;
- 4.3 The proposal will not negatively impact on the existing agricultural activities on the property;
- 4.4 The proposal will strengthen the agri-tourism character of the property
- 4.5 The development proposal will not result in the erection of any new buildings;
- 4.6 The development proposal will not lead to a loss in viable agricultural land;
- 4.7 No objections were received as part of the public participation process;
- 4.8 All relevant internal and external departments consented to the application; and
- 4.9 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of registration of the letter. This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the public participation process and **the objectors** of their right of appeal – proof of notification **must** be provided. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT